

**CLOSING STATEMENT  
2179 EAST 33<sup>RD</sup> STREET  
BROOKLYN, NEW YORK 11234**

**SELLER:** CHARISSE A. MOBILIA

**PURCHASER:** EAGLE PARK HOLDING, LLC

**CLOSING DATE:** JANUARY 25, 2011

**ADJUSTMENTS AS OF MIDNIGHT JANUARY 24, 2011**

	<u>Credit Seller</u>	<u>Credit Purchaser</u>
Purchase Price	\$366,500.00	
Deposit		\$18,500.00
Non-Disclosure Credit		\$500.00
<b>Total Credits</b>	<b>\$366,500.00</b>	<b>\$19,000.00</b>
	<u>(\$19,000.00)</u>	
<b>Net Due Seller</b>	<b><u>\$347,500.00</u></b>	

**PAYMENT**

The balance of the purchase price was paid as follows:

1. Cashier's Check of JP Morgan Chase Bank made payable to the order of Wells Fargo Bank.....	\$54,291.00	✓
2. Cashier's Check of JP Morgan Chase Bank made payable to the order of Wells Fargo Bank.....	\$92,982.85	✓
3. Cashier's Check of JP Morgan Chase Bank made payable to the order of Decker & Decker, as attorneys.....	\$20,935.00	✓
4. Cashier's Check of JP Morgan Chase Bank made payable to the order James J. Miles.....	\$39,291.15	✓
5. Cashier's Check of JP Morgan Chase Bank made payable to the order Charisse Mobilia.....	\$140,000.00	✓
<b>TOTAL.....</b>	<b><u>\$347,500.00</u></b>	

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**DISBURSEMENTS FROM FRIDMAN SAKS LLP ESCROW (\$25,700.00) –  
PAID OUT OF PROCEEDS FROM MARCY AVENUE CLOSINGS**

1.	Decker & Decker, as attorneys (Purchase Price Adjustment) .....	\$590.00 ✓
2.	Steven Decker (Seller's Legal Fee) .....	\$1,500.00 ✓
3.	Capital Abstract Co. (Title Bill).....	\$7,906.69 ✓
4.	Chaim Mendlowitz. (Title Closer).....	\$250.00 ✓
5.	Charles Mandelbaun (Segal's Legal Fee).....	\$3,000.00 ✓
6.	Fridman Saks LLP (Purchaser's Legal fee) .....	\$2,000.00 ✓
7.	Omega Venture Capital .....	\$11,253.31 ✓
8.	Reimbursement for LLC formation .....	(\$800.00)
<b>TOTAL.....</b>		<b><u>\$25,700.00</u></b>

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**SCHEDULE OF DOCUMENTS**

1. Deed
2. Smoke Detector Affidavit
3. Water and Sewer Registration
4. NYC Transfer Tax Return
5. NYS Transfer Tax Return (TP-584)
6. Real Property Transfer Report (RP-5217)
7. Owner's Policy of Title Insurance
8. Marked-up Title Report
9. Title Bill
10. Option Agreement
11. House Lease and Rider
12. Copies of Checks

Respectfully submitted,

**FRIDMAN SAKS LLP**  
1795 Coney Island Avenue  
Brooklyn, New York 11230

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